

Approval of Bond Financed Intercollegiate Athletics Projects and Architect Selections of Stadium West Side Renovation and Stadium East Side New Construction
MU

The University of Missouri-Columbia requests approval of Bond Financed Intercollegiate Athletics Projects totaling \$72 million and Architect Selection for the Memorial Stadium East Side Addition and the West Side Press Box Renovation. The \$72 million in debt financing will fund the Memorial Stadium East Side Addition, the Memorial Stadium West Side Press Box Renovation and six small projects and are described below in three sections.

- The \$46.05 million Memorial Stadium East Side Addition project will be funded by \$45.55 million from the revenue bonds, and \$500,000 from MU Campus Facilities Utility Reserves for related utility infrastructure improvements. The project calls for the addition of spectator seating on the east side of Memorial Stadium including approximately 5,200 additional bleacher seats, 800 to 900 premium seats and associated restrooms, concessions, lounge spaces, kitchen, support and circulation spaces. The new structure is planned to be constructed outside of the current bowl footprint.

The recommended architect for the Memorial Stadium East Side Addition project is Populous Kansas City, Missouri for a basic services fee of \$1,876,200. Populous has completed a number of successful projects for MU including the Mizzou Athletic Training Complex. Before becoming Populous in 2009, HOK Sport Venue Event successfully completed MU projects including the Mizzou Arena in partnership with CDFM².

Populous is teamed with Henderson Engineers, Inc., Kansas City, Missouri [mechanical, electrical, plumbing engineering], Magnusson Klemencic Associates, Seattle, Washington [structural engineering], FSC Inc., [MBE] Kansas City, Kansas [fire protection engineering, code consultation, and security consultation], Trabue Hansen and Hinshaw Inc, Columbia, Missouri [civil engineering], Bigelow Companies, Kansas City, Missouri [food service consulting], Acoustical Design Group [acoustic design/AV], Mission, Kansas, and Sporting Innovations LP [technology], Kansas City, Kansas. The selection committee also interviewed AECOM and DLR Group both from Kansas City, Missouri.

The basic fee for Memorial Stadium East Side Addition, \$1,876,200 (which is 5.3% of \$35,400,000 available for construction), was determined using the University's Fee Guidelines. The fee was stated in the Architectural Request for Qualifications. This project also includes additional services for Themed Interior Design, Environmental Graphics, Program Verification, Security, Food Service Architecture and Equipment, Audio/Visual, Site Design, Design, FF&E Selection, Specialty Lighting, and Technology for a total fee of \$2,316,500 (6.543% of \$35,400,000 construction cost). The MBE participation is 6.7%.

The project also includes \$500,000 for a chilled water infrastructure extension. At this point in the project development, it is unknown whether the addition of this utility extension represents a benefit to the University as it relates to life-cycle costs thus it is included as an option at this time. Further studies must be performed to determine the practicality of including such scope within the project. The project design for Memorial Stadium East Side Addition will be complete in July 2013, construction contract awarded in October 2013 and construction completed in July 2015.

- The \$9.75 million Memorial Stadium West Side Press Box Renovation will be funded by revenue bonds. The project will relocate a portion of the existing press area to the upper deck by the creation of additional enclosed, conditioned space. The vacated press areas will be converted to new suite seating with updated finishes throughout for suites, club seating, restrooms, preparation areas, and lounges. The existing club and suite levels will receive updated finishes throughout.

The recommended architect for the Memorial Stadium West Side Press Box Renovation project is 360 Architecture (360) of Kansas City, Missouri. 360 Architecture has completed a number of successful projects for MU including the Taylor Stadium Addition. Before becoming 360 Architecture in 2009, CDFM² successfully completed MU projects including the Mizzou Arena in partnership with HOK Sport Venue Event.

360 Architecture is teamed with Henderson Engineers, Inc., Kansas City, Missouri [mechanical, electrical, plumbing engineering], Structural Engineering Associates, Kansas City, Missouri [structural engineering], FSC Inc., [MBE] Kansas City, Kansas [fire protection engineering, code consultation, and security consultation], Trabue Hansen and Hinshaw Inc, Columbia, Missouri [civil engineering], Bigelow Companies, Kansas City, Missouri [food service consulting], Acoustical Design Group, Mission, Kansas [acoustic design], TILT, Kansas City, Missouri [graphics/branding], CMR Mission, Kansas [Cost Estimation]. The selection committee also interviewed Populous, AECOM, and DLR Group all from Kansas City, Missouri.

The basic fee for Memorial Stadium West Side Press Box Renovation, \$543,975 (which is 8% of \$6,800,000 available for construction), was determined using the University's Fee Guidelines. The fee was stated in the Architectural Request for Qualifications. This project also includes additional services for Audio/Visual Consultation, Graphics/Branding, Food Service Architecture and Equipment, Security, and Acoustical Consultation, for a total fee of \$647,975 (9.529% of \$6,800,000 construction cost). The MBE participation is 9.0%.

The project design for Memorial Stadium West Side Press Box Renovation will be complete in January 2013, construction contract awarded in February 2013 and construction completed in August 2013.

- There are six other projects, each less than \$5 million project cost funded by the remaining \$16.175 million in revenue bonds:
- Stadium North Concourse Expansion includes enlarging the plaza by extending it further to the south, providing additional fan circulation space and possibly future fan seating areas. The "lawn seating" on the berm and "M" can be extended further south and closer to the back of the north end zone.
- Stadium Structural Improvements will repair the stadium seating and supporting elements related to regular wear and as required to maintain the durability of the structure.
- Tennis Facility Renovations will upgrade and expand amenities including: team lockers, showers, toilets; coaches' offices and storage space; dedicated club member lockers; expanded computer systems to track club memberships; expanded spectator seating, concessions, retail and public restrooms.
- Taylor Stadium Renovation will include the addition of team lockers-players' lounge, toilets-showers-sinks, additional storage and three coaches' offices to the McArtor Baseball Facility. Spectator field boxes are planned to be added along the third base line.
- University Field Renovation will include the planning for a future relocated field wall; a game and practice film platform; an indoor hitting/infield; an expanded ticket sales window and added retail sales area. Improvements also include team locker room, and secured, dry storage for team and field-stadium maintenance needs. Spectator seating will be expanded and improvements will be made to fan support amenities such as toilets and concessions.
- Old Hawthorne Golf Facility will include a complete team/coaches clubhouse and instructional facility.

Debt Service: The move to the SEC is anticipated to increase the demand for both general stadium seating as well as a variety of premium seating

options for fans on game-day which cannot be met within the existing facilities. ICA has completed an extensive market analysis with Conventions Sports and Leisure International (CS&L) the results of which illustrate increased revenue from premium seat sales able to fund approximately \$72 million while assuming a conservative 1.3 debt coverage ratio at 90% of projected sales. The financing plan is attached.